

RIVER OAKS BOARD OF DIRECTORS

11/16/89 MEETING MINUTES

**In Attendance:** John Christiansen, Joe English, Lois Hitchcock, Bob Modene, Pete Molina, Linda Saxton

**Absent:** Mike Holmes, Gloria Langston, Veronica Williams

**Guests:** Jody Bradley, Fred and Leona Gervase, Mike Hitchcock, Tom Saxton, Becky Christiansen, Susan Ray, Elaine Modene

**Next Meeting:** Thursday, December 14, 1989 at 7:30pm at John Christiansen

**Meeting Called to Order:** 7:40pm by Bob Modene

OPEN FORUM

Ideas presented during open forum included:

- increase the responsibility of the grounds keeper position to include a compost heap.
- create a neighborhood committee to handle neighborhood concerns such as safety and community service.
- Bob announced that all homes are being re-accessed. Homeowners may wish to call Charlie Kalind at the Winfield Township Assessor's Office to inquire about their property.
- It was reported that currently a safety study is being completed on the use of school buses to take children from River Oaks to the new Johnson school. Parents may wish to call the school system.

**Minutes:** The minutes were amended on page three to read that the annual meeting is on Thursday February 1, not February 2.

**Treasurer's Report:** Attached  
No audit of the books was completed last year. Joe is contacting accountants now to complete this years audit.

**Entertainment Committee:**

No Report

**Newsletter Committee:**

The December issue will be a big Christmas issue. John is soliciting all ideas. The committee is working on different ways to present the newsletter and not take up as much paper.

**Beautification Committee:**

Linda reviewed the minutes from the last committee meeting. A budget for the front entrance was presented. \$100 was approved for use in decorating the front entrance for Christmas. A new survey will be given out to rank the top 4 common area items by priority and to include grass in the common area as one of the choices.

**Groundskeeper:**

There was discussion of completing weed and feed next spring in the common area. New bids will be needed in the spring for the lawn mowing. Additional items will be added to what we require from the people who mow the lawn. They will be asked to pick up any garbage found in the common area and to re-stake the trees after mowing.

**Nominating Committee:**

The next newsletter will contain requests for nominations. They will need to be returned to the committee by 12/20/89. The committee consists of Chris Carlson and Tim Phillips with the chairman - Veronica Williams. Chris is checking with Summerlakes on how proxy ballots are handled.

**Annual Meeting Preparation:**

Joe presented the proposed budget. Figures for the beautification committee still need to be added.

There was a discussion on the need to budget for legal fees based on the retaining wall. It is rather hard to budget for at this time.

At the December meeting each committee chairman is to have a brief statement explaining how their budgetary figure was derived.

At the annual meeting we will try to have the bylaws changed from a financial audit to a financial review with a confirmed bank statement.

There was also discussion on changing the bylaws to bring the fiscal year and year-end reports into sync with the annual meeting which is the first Thursday of February.

Other:

No additional information has been received pertaining to the retaining wall. Our attorney is waiting to receive a copy of the plans from the city for the wall. We have not received any correspondence from the opposing attorney.

Linda contacted other associations and found that they conduct their meetings similar to ours:

Summerlakes - prints the agenda in the newsletter and allows open forum after the business meeting, they hold special meetings on big topics, and have some closed door executive meetings.

Emerald Green - hands out agenda's as you arrive at the meeting, allots only 5 minutes per speaker, the board and the treasurer is insured.

Linda met with Dennis Posleuszny, Director of Public Works for Warrenville to discuss the Anden bond money which the city still holds. There is approximately \$47,000 which we may be able to use to improve River Oaks prior to it reverting back to Anden in December of 1990. The board will send a letter to him requesting that he check all sidewalks, the retention ponds and manhole covers. He also stated that we need to be maintaining the retaining wall. It was suggested that we video tape the wall every year. We need more information on what type of maintenance is needed.

The next meeting will be held on the second Thursday, December 14, 1989 at John Christiansen at 7:30pm.

Meeting adjourned at 11:00p.m.

**RIVER OAKS BOARD OF DIRECTORS**

**11/16/89 AGENDA**

7:30pm

Open Forum

8:30pm

Business Meeting

1. 10/19/89 MINUTES
2. TREASURER'S REPORT
3. ENTERTAINMENT COMMITTEE
4. NEWSLETTER COMMITTEE
5. BEAUTIFICATION COMMITTEE
6. GROUNDSKEEPER
7. NOMINATING COMMITTEE
8. ANNUAL MEETING PREPARATION
  - Committee Reports
  - Budgets
  - Location
  - Mailing/Announcement
  - Meeting Packets
  - Bylaw/Declaration Proposed Changes
9. OTHER
  - Retaining Wall

10pm

Adjournment

Recently, a number of requests have been made of the Board of Directors. These include a compost heap, a speed limit policy for violators, a helping hands program, etc. None of these items fall within the specific duties delegated to the Board in the By-Laws, namely the maintenance of the common areas, nor as yet have these issues been demonstrated to possess a mandate from the homeowners in general. Yet these requests do cover areas that may indeed be of interest to the homeowners, and should not be dismissed.

The question is how does one work on these requests, and who works on them. Should the Board deal with them directly? I don't think so. The homeowners in general have not as yet expressed an opinion regarding such expansion of the Board's area of influence. Referring these requests to committees for consideration and recommendations on how these ideas should be evaluated by the homeowners would be a reasonable idea. Since many of these recent requests do not fall within the boundaries of existing committees, I would like to propose one expanded old committee and one new committee be offered to the homeowners at the annual meeting in February:

1. Groundskeeping : This committee could expand to include investigation into the development of such things as a communal compost heap.

2. Neighborhood Concerns (hopefully a better name could be chosen for this committee) : This committee could concern itself with questions of safety and community service, and could be developed as a community resource for River Oaks. Some suggestions to pursue would be a neighborhood watch program, a speed limit policy, investigation of a development-wide no soliciting program (such as the one at Emerald Green), and a helping hands program. The Board member appointed as a liaison to the city would be a logical choice to sit on this committee.

In all cases, I would hope that these committees would be responsive to the needs and requests of the homeowners here and implement no programs that do not have a broad base of support.

If these committees could be offered at the annual meeting, then the homeowners would have a chance to voice their opinions, and to sign up. If no one signs up, perhaps there is no mandate for these community programs. If people are interested and do sign up, then work could begin on some very beneficial programs.

From Rebecca Christiansen, Lot 19

RIVER OAKS HOMEOWNERS ASSOCIATION  
FINANCIAL REPORT AS OF  
NOVEMBER 16, 1989

Balance as of October 20, 1989	\$5,501.63
Moneys Collected	\$ 814.00
Interest (October)	\$ 18.92
Expenditures	\$ 259.12
Total Cash on Hand	\$6,080.43
Accounts Receivable	\$ 342.00
9 @ \$36.00	
1 @ \$18.00	
Total Net Worth	\$6,422.43

EXPENDITURES

Halloween Party	\$250.00
Bank Service Charge (Oct)	\$ 4.12
Total	\$259.12

*[Handwritten Signature]*  
11/16/89

BEAUTIFICATION

5 Burning Bushes	350.00	(\$70 a pc.) 36"
3 Anthony Spirea	120.00	(\$40.a pc.) 18"-24"
25 Geranium-4''-6''	150.00	(\$ 6 a pc.)
3 flats Dusty Miller	45.00	(\$15 a flat)
1 Evergreen or 2 1/2" tree	300.00	
Mulch	195.00	(2 1/2-3 yds )
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Total	\$1160.00	

Additional needs:

grass seed

bulbs for fall

Dirt

mumms for fall(if needed)

Hay

We will need seed or sod for the 153 feet(x2) for down the sidewalk, if we want sod appox price will be \$150.00 this is appox 76 pcs. plus delivery fee(\$35.00)incl.

We have 3 dead tress in the common area we may want to replace.

All total our committee would like \$2000.00 for the year 1990-91.

As far as the common area we shoulc start putting monies aside untill we reach a firm idea about we want out there, so no monies are asked for this year.

EXISTING BYLAW

SUGGESTED CHANGE

REASON

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ARTICLE V

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Section 5.02

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Election to the board of directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration.

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Allow the election of directors by absentee ballot.

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8.08  
audit

financial review